John Ward

From: Eleanor Shaw
Sent: 18 January 2012 12:13
To: Planning Folder
Subject: FW: 19 Main Road Sheepy Magna

Hi, can this application be withdrawn please, as per the email below.

Many thanks,

Eleanor Shaw Bsc (Hons) MASP (Diss)

Area Planning Officer

Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Tel: 01455 255680

*We now receive **76.2%** of planning applications online via the Planning Portal.*
To submit an online application, or to find out more about the Planning Portal, please follow the link below:

http://www.planningportal.gov.uk/

From: Tim Bailey [mailto:tim@baileydesign.ltd.uk]
Sent: 18 January 2012 12:10
To: Eleanor Shaw
Subject: RE: 19 Main Road Sheepy Magna

Hi Eleanor,

Further to our recent meeting, we confirm that the above application can be withdrawn.

We will resubmit the early part of next week with amended proposals.

Many thanks,

Tim

From: Eleanor Shaw [mailto:Eleanor.Shaw@hinckley-bosworth.gov.uk]
Sent: 06 January 2012 10:21
To: tim@baileydesign.ltd.uk
Cc: Planning Folder
Subject: 19 Main Road Sheepy Magna

Dear Tim,

I am the case officer dealing with the application at the above site, following an initial appraisal of the scheme I have concerns.

The overall design of the scheme does not take into consideration the character of the surrounding built development, in terms of the building heights. The dwellings on either side, and to the rear of the site are bungalows, and thus the three storey design proposed would appear overly dominant and uncharacteristic in the street scene, and would have an overbearing impact on existing properties. In respect of the design of the elevations, the scale of the gables need to be reduced and the ridge and eaves lowered. Further, the fenestration to the front and rear also requires amendment.

In terms of residential amenity, the proposal would have a detrimental impact on the privacy of the property to the rear. Guidance contained within the Councils SPG on New Residential Development states that there should be at least 25m between facing elevations containing principle windows. The development falls short of this, with distances between 17 and 21 metres. Impacts would be further compounded by the fact that there are principle room windows on the rear elevations of the proposal on all three floors...

The rear garden areas also fail to comply with the adopted standards, resulting in a contrived scheme and overdevelopment of the plot.

In its current form that application would not receive a favourable recommendation. Accordingly I would advise that this application be withdrawn and that you resolve the above issues prior to re-submission.

I would be happy to meet with you prior to any re-submission, to discuss any issues and re-design.

Please let me know your thoughts in respect of the above, and how you wish to proceed.

Regards,

Eleanor Shaw Bsc (Hons) MASP (Diss)

Area Planning Officer

Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Tel: 01455 255680

*We now receive **76.2%** of planning applications online via the Planning Portal.*
To submit an online application, or to find out more about the Planning Portal, please follow the link below:

http://www.planningportal.gov.uk/

This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 1998 and the Freedom of Information Act 2000.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Hinckley & Bosworth Borough Council - rated au excelleut couucil hy the Audit Comnissiou

Visit us onliue: hinckley-hosworth.gov.uk

 **Follow us on twitter**  **Find us on facebook**